



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

October 4, 2016

Yobany Chacon  
2930 W. Valley Blvd.  
Alhambra, CA 91803

**REGARDING:** PROJECT NO. R2009-02001-(1)  
CONDITIONAL USE PERMIT NO. 200900147  
16067 MAPLEGROVE STREET, VALINDA (APN #8741-012-020)

Hearing Officer Gina Natoli, by her action of **October 4, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **October 18, 2016**. **Appeals must be delivered in person.**

**Appeals:** To file an appeal, please contact:  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Steve Mar of the Zoning Permits East Section at (213) 974-6435, or by email at [smar@planning.lacounty.gov](mailto:smar@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)  
c: DPW (Building and Safety); Zoning Enforcement

MM:SM

**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2009-02001-(1)  
CONDITIONAL USE PERMIT NO. 200900147**

1. The Los Angeles County ("County") Hearing Officer conducted duly-noticed public hearings in the matter of Conditional Use Permit No. 200900147 ("CUP") on March 18, 2014, November 18, 2014, January 20, 2015, May 19, 2015, September 1, 2015, January 5, 2016, May 17, 2016, and October 4, 2016.
2. The permittee, Iglesia Del Dios Vivo Church ("permittee"), requests the CUP to authorize the continued operation and maintenance of an existing church ("Project") on a property located at 16067 Maplegrove Street in the unincorporated community of Valinda ("Project Site") in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Area) Zone pursuant to Los Angeles County Code ("County Code") Section 22.24.100.
3. The Project Site is 0.59 acres in size and consists of one legal lot. The Project Site is rectangular in shape with flat topography and is developed with a church.
4. The Project Site is located in the Puente Zoned District and is currently zoned A-1-10,000.
5. The Project Site is located within the 1 – Low-Density Residential land use category of the Los Angeles County General Plan Land Use Policy Map.
6. Surrounding zoning within a 500-foot radius includes:
  - North: A-1-10,000
  - South: R-1-6,000 (Single-Family Residence – 6,000 Square Feet Minimum Required Area)
  - East: A-1-10,000
  - West: A-1-10,000
7. Surrounding land uses within a 500-foot radius include:
  - North: Single-family Residences
  - South: Single-family Residences, Home Day Care
  - East: Single-family Residences
  - West: Single-family Residences
8. The subject property was zoned A-1 in 1955 when the church was established. Churches were permitted by right in the A-1 Zone at that time. The church became nonconforming due to use after Ordinance No. 10,366, effective November 5, 1971, required churches established in the A-1 Zone to obtain a CUP. The amortization period for a nonconforming use for a Type V building expires 25 years after the effective date of the ordinance establishing such nonconforming status. Therefore, the amortization period for this church expired in 1996.

The Zoning Enforcement Section cited the property in 2009, 2010, and 2014 for operating without a CUP and for junk and salvage on the premises.

The applicant has provided building permits that show a 2,500-square-foot church was built in 1955 and a 288-square-foot addition built in 1960. The site plan shows a 3,114-square-foot building and a separate 361-square-foot accessory structure. Therefore, the subject site contains additions that have not been permitted by Building and Safety and would require retroactive Building and Safety approval.

9. The site plan for the Project depicts an existing 3,114 square-foot church building on a 0.59 acre lot. Access to the site is via two driveways off of Maplegrove Street. The site provides parking for 30 automobiles and four bicycles. An existing detached 360 square foot accessory structure used for storage will be demolished.

The floor plan shows a main congregation area, choral space, an altar, restrooms, three office rooms, and a storage room. The elevation plans show the maximum height of the building as 19'-6" to the roofline. The approved occupancy load for the church is 300 persons.

10. The Project Site is accessible via Maplegrove Street to the south. Primary access to the Project Site will be via an entrance and an exit on Maplegrove Street.
11. The Project will provide a total of 30 parking spaces, including one handicapped space and 12 compact spaces. The parking spaces are located to the south, east, and north of the main church building. Four bicycle parking spaces are provided on the northeast corner of the parking lot.
12. The Department of Public Works ("DPW") letter dated July 9, 2015, recommends approval of the project subject to conditions. The Fire Department's letter dated June 11, 2015, indicates that this project is cleared for public hearing subject to conditions. The Department of Public Health ("DPH") recommends approval in their letter dated December 14, 2012, with conditions. The Department of Parks and Recreation indicates that the proposed project will not impact public facilities. Staff has included conditions incorporating DPW, DPH, and Fire Department requirements.

Staff received a letter from the Sheriff's Department dated January 20, 2015, along with an incident report and recommended approval of this CUP.

13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the continued operation of an existing church facility with no major construction being proposed.
14. Prior to the Hearing Officer's public hearing, the Department of Regional Planning ("Regional Planning") staff received calls, letters and a petition from the adjacent neighbors expressing their opposition to the continued operation of a church at this location. Parking, noise associated with ongoing church activities, hours of operation, and hostile attitudes were major concerns of the residents. Church members and neighbors testified also at the public hearing in favor of the continued operation of this church.
15. A duly noticed public hearing was held on March 18, 2014, before the Hearing Officer. Staff made a brief presentation and the Hearing Officer heard testimony from representatives of the permittee and members of the public. The applicant's representative, Elisa Guizar,

testified that the applicant is working to provide the materials required for the CUP application. The Hearing Officer stated that Ms. Guizar will need to submit all case materials and that the hearing will need to be continued to another date. Members of the public expressed concern's with the Project's operations and parking issues. A petition with 20 signatures was submitted opposed to the continued operation of the church. Opponents testified that in addition to regular church services held three times a day, the church holds frequent intense activities such as festivals, raffles, volleyball and basketball games, family reunions, car washes, and sales of goods and food. Such activities are held outside of the church building in the church parking lot. The site generates excessive noise early in the morning from vehicles and from the use of amplified sound equipment. There were concerns about trash being left on the site. Opponents stated that the building's actual address was different from the address that is painted on the curb in front of the property preventing law enforcement from properly responding to neighbor complaints because they cannot locate the address. There being no further testimony, the Hearing Officer took the case off calendar to allow the applicant time to meet DPW's and the Fire Department's requirements.

A duly noticed public hearing was held on November 18, 2014, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. Members of the public were present to express opposition to the Project. The applicant failed to post the notice of public hearing properly on the site and did not provide requested case materials. There being no further testimony, the Hearing Officer continued the hearing to January 20, 2015, so that the applicant could properly post the notice of public hearing and work on submitting the requested case materials.

A duly noticed public hearing was held on January 20, 2015, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. Members of the public were present to express support for the Project. Proponents for the Project stated that there are no negative impacts related to noise or trash on the neighborhood from the church and that the church serves as a good neighbor to the community. DPW did not issue a clearance letter for the project, therefore the Hearing Officer continued the hearing to May 19, 2015, so that the applicant can obtain the proper clearance from DPW, as well as provide additional items requested by staff.

A duly noticed public hearing was held on May 19, 2015, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. The Hearing Officer expressed concerns regarding outstanding zoning violations on the property, parking issues, and County agency clearances. The applicant provided photos showing that a number of violations were abated. There being no further testimony, the Hearing Officer continued the hearing to September 1, 2015, so that the applicant could address the remaining issues of the application.

A duly noticed public hearing was held on September 1, 2015, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. Staff presented revised draft conditions to address a number the concerns brought up by opponents of the project. Mr. Chacon provided testimony on how the applicant has been working to address the remaining issues with the project. The Hearing Officer expressed concerns about discrepancies between square footage amounts depicted on the site plans, when structures on the site were built, and the appropriate parking ratio to use. The Hearing Officer directed that an occupancy load determination be made by Building and Safety to determine the required parking for the project. There being no further testimony the Hearing



Officer continued the hearing to January 5, 2016, so that the applicant can obtain an occupancy load clearance and to make revisions to the site plans.

A duly noticed public hearing was held on January 5, 2016, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. Staff testified that the applicant submitted an approved project occupancy load of 300 persons, requiring 30 parking spaces based on the 1950 County Code requirements of one parking space for 10 occupants. The site plan shows only 24 parking spaces are provided. Because of the number of comment letters received in opposition to the project, the project is disqualified from applying for a Minor Parking Deviation and would have to apply for a Parking Permit. The applicant would also have to apply for a Certificate of Compliance based on information from the Department of Regional Planning's Land Division Research & Enforcement Section. There being no further testimony the Hearing Officer continued the hearing to May 17, 2016, to allow the applicant to obtain a Certificate of Compliance, prepare a Parking Permit application, and revise site plans if necessary.

A duly noticed public hearing was held on May 17, 2016, before the Hearing Officer. Staff testified that the applicant submitted revised site plans that did not meet the parking development standards. Staff from the Department's Zoning Enforcement Section testified that if the case were taken off-calendar or continued to another date, the enforcement case on the property will be placed on hold. Zoning Enforcement staff also testified that if the application is denied, the applicant would be required to revert the property back to residential use within 30 days. There being no further testimony the Hearing Officer continued the hearing to October 4, 2016, so that revised site plans, draft findings and conditions can be drafted.

A duly noticed public hearing was held on October 4, 2016, before the Hearing Officer. The applicant's representative, Yobany Chacon, was present for the hearing. Staff testified that the applicant submitted a revised site plan but has not yet submitted a Certificate of Compliance application. Staff submitted updated draft findings and conditions for the project and answered questions from the Hearing Officer. Mr. Chacon stated that a Certificate of Compliance would be submitted by the end of the week. The requirement for a Certificate of Compliance application to be submitted was placed as a draft condition in the conditions of approval. The Hearing Officer presented edits and additions to the findings and conditions, stated changes that needed to be made to the final site plan, closed the public hearing, and approved the project.

16. The Hearing Officer finds that the project site is located within the Low-Density Residential land use category of the Los Angeles County General Plan. The subject church use is located within a residential neighborhood and provides a public service by offering a spiritual support system for the community. The General Plan acknowledges the presence of public and semi-public facilities with various intensities in residential areas. Those uses typically include local services such as schools, churches, local parks and other community-serving public facilities.
17. The Hearing Officer finds that the following objectives and policies of the General Plan Land Use Element are applicable to the proposed project:
  - *Maintain and enhance the quality of existing residential neighborhoods. (GP, Land Use Element, page III-10).* The adjacent neighbors stated that the operation of the church is very disruptive to the residents. The neighbors are concerned about frequent intense activities at this location such as festivals, raffles,

volleyball and basketball, games, family reunions, food sales and other miscellaneous events. The recommended conditions will address these concerns by requiring a temporary use permit for all special events, not to exceed six weekends or seven calendar days per year.

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic. (General Plan, Land Use Element page III-12).* The General Plan guidelines allow uses compatible with the surrounding developments and which maintain the character of the community consistent with the intent of overall Plan objectives. With the proposed conditions, the project is consistent with this policy.

18. The Hearing Officer finds that the subject property meets the required front, rear, and side yard requirements and height requirement.
19. The Hearing Officer finds that the project is subject to the parking requirements for churches when the existing church structure was built in 1955 (County Code Section 741, effective on January 12, 1950) which states: *"Every building used in whole or in part for the gathering together of twenty or more persons for such purposes as...worship..., shall have within five hundred feet thereof not less than one automobile storage space plus adequate area for driveway access thereto, for each ten seats (permanent or removable) of the total seating capacity of such building, which automobile storage spaces shall be permanently maintained."* The applicant provided a Building and Safety approved occupancy load calculation of 300 occupants for the largest assembly area, requiring 30 parking spaces at a ratio of one parking space for every 10 occupants. The applicant has provided 30 parking spaces and meets their parking requirement. In addition, the applicant is providing four bicycle parking spaces.
20. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to seven years.
21. The Hearing Officer finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Valinda community. On September 30, 2014, a total of 118 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as four notices to those on the courtesy mailing list for the Puente Zoned District and to any additional interested parties.
22. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.

- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

**THEREFORE, THE HEARING OFFICER:**

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit No. 200900147, subject to the attached conditions.

**ACTION DATE: October 4, 2016**

MM:SM  
10/04/16

c: Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2009-02001-(1)  
CONDITIONAL USE PERMIT NO. 200900147**

**PROJECT DESCRIPTION**

The project is a conditional use permit to authorize the continued operation of an existing church in the A-1-10,000 (Light Agricultural – 10,000 Square Feet Minimum Required Area) Zone subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.



At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 4, 2023.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within sixty (60) days from the date of final approval of the grant. A single thirty-(30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the church and satisfaction of Conditions No. 2, 17, and 31 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **six (6) inspections (five annual inspections for the first five years and one in the seventh year of the permit term.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall

be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies of a modified Exhibit "A"** shall be submitted to Regional Planning by **December 4, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies of the proposed plans** to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PROJECT SITE SPECIFIC CONDITIONS

19. This grant shall authorize the continued operation of an existing church facility.

20. The permittee shall provide a minimum of 30 vehicle parking spaces and three bicycle parking spaces.
21. The church operating days and hours shall be subject to the following for worship services:  
  
Monday through Saturday, from 9:00 a.m. to 10:00 a.m.  
Monday through Saturday, from 6:30 p.m. to 7:30 p.m.  
Sunday, from 10:00 a.m. to 12:00 p.m.  
Sunday, from 5:00 p.m. to 7:00 p.m.
22. The permittee shall obtain a temporary use permit from the Department of Regional Planning for all special events held outside of regularly scheduled church operating days and hours as defined under Condition No. 21. The number of special events shall not exceed six weekends (Saturdays and/or Sundays) or seven days per calendar year.
23. Exterior lighting shall be directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off no later than 9:00 p.m.
24. Amplified sound equipment or other similar acoustical devices shall not be placed outside of the building, and amplified sound shall not be audible outside of the building.
25. Outdoor trash containers shall not be placed adjacent to the residential lots and shall be covered and screened from public view by landscaping, berms, concrete walls, or other compatible structures.
26. Outside display or storage of goods, equipment, or materials is prohibited.
27. All activities at the facility shall cease by 8:30 p.m.
28. The project shall comply with the Los Angeles County Noise Ordinance as found in Title 12.
29. The project shall comply with Title 32, County of Los Angeles Fire Code, during the annual inspections by the jurisdictional fire station. Any future expansion or major alterations to the existing building, or any additional buildings to the site will necessitate the installation of a new public fire hydrant.
30. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated July 9, 2015.
31. The permittee shall apply for a Certificate of Compliance with the Department of Regional Planning certifying that the subject property complies with all state and local land division laws. The application shall be filed no later than **December 4, 2016**.
32. The applicant shall reposition the two driveway entry gates as indicated by handwritten notes on the site plan sheet A1.0, dated May 16, 2013, and in DPW's e-mail dated September 6, 2016.
33. The proper address number, "16067," shall be painted and maintained clearly on the curb, and affixed to the church with numbers at least five inches high.

34. A sign shall be attached to the trash enclosure gates stating, "DO NOT BACK OUT ONTO MAPLEGROVE STREET."

**Attachments:**

Public Works Department Letter dated July 9, 2015



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

July 9, 2015

IN REPLY PLEASE

REFER TO FILE

LD-2

TO: Maria Masis  
Zoning Permits East Section  
Department of Regional Planning

Attention Jeantine Nazar

FROM: Art Vander Vis  
Land Development Division  
Department of Public Works

**CONDITIONAL USE PERMIT (CUP) NO. 200900147**  
**PROJECT NO. R2009-02001**  
**16067 MAPLEGROVE STREET**  
**ASSESSOR'S MAP BOOK NO. 8741, PAGE NO. 12, PARCEL NO. 20**  
**UNINCORPORATED COUNTY COMMUNITY OF LA PUENTE**

We reviewed the site plan to legalize the use of an existing church with 26 parking spaces in an A-1-10,000 zone. The project includes 4 small offices, restroom facilities, and a storage area.

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

**Upon approval of the site plan, we recommend the following conditions:**

1. Road

- 1.1 Dedicate an additional 5 feet of road right of way, along the property frontage on Maplegrove Street, to achieve an ultimate width of 30 feet from street centerline. A processing fee will be required for the dedication.
- 1.2 Construct driveway approaches at the site to comply with current Americans with Disabilities Act (ADA) guidelines. Relocate any affected utilities.



- 1.3 Close any unused driveways with standard curb, gutter, and sidewalk along the property frontage on Maplegrove Street.
- 1.4 Construct an additional 5 feet of sidewalk to achieve an ultimate sidewalk width of 10 feet on Maplegrove Street along the property frontage. Reconstruction of the existing sidewalk may be required to properly join the new sidewalk and to meet the 2 percent grade requirement of the sidewalk.  
  
As an alternative, in lieu of constructing full-width sidewalk, the applicant may provide adequate sidewalk pop-outs at all above-ground obstructions (trees, utility poles, etc.) and at both driveway approaches to comply with current ADA guidelines.
- 1.5 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices.
- 1.6 Plant street trees on Maplegrove Street, along the property frontage, to the satisfaction of Public Works. Existing trees in the right of way shall be removed and replaced if not acceptable as street trees.
- 1.7 Submit street improvement plans and acquire street plan approval before obtaining a building or grading permit.
- 1.8 Execute an Agreement to Improve for the street improvements prior to the issuance of a building permit.

For questions regarding the road conditions or if you have any additional questions or require additional information, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or [rcruz@dpw.lacounty.gov](mailto:rcruz@dpw.lacounty.gov).

RC:tb

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